

Plan Commission
Initiated by

S Sloper
Drafted by

November 18, 2009
Date

RESOLUTION R-98-09
A RESOLUTION APPROVING AMENDMENT 6 TO ORCHARD POINTE
COMPREHENSIVE DEVELOPMENT PLAN

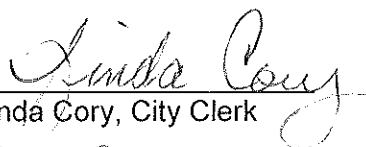
WHEREAS, EZ Nesbitt LLC has submitted a request to the City to amend the approved Comprehensive Development Plan (CDP) for Orchard Pointe, by a document entitled "Orchard Pointe Comprehensive Development Plan Amendment Six," and

WHEREAS, the Plan Commission has reviewed and recommended approval, with conditions, of amendment six to the Comprehensive Development Plan,

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg herewith approves the amendments to the Comprehensive Development Plan for Orchard Pointe subject to the following conditions:

1. No other permit or approval is waived or deemed satisfied except the approval herein provided.
2. Applicant shall provide evidence acceptable to the City of sufficient open space prior to any permit being issued for Lots 4 and 6 of Orchard Pointe. The standard declaration of restrictive covenants and open space easement format for Orchard Pointe Open Space credit agreements shall be provided for approval by the City. Council action is not required for City execution of the agreement(s) in the format and information contained is acceptable to City Staff and City Attorney. Such agreements shall track credits already provided or committed.
3. The 12,500 GFA Second Floor Office use on Lot 3 is hereby re-instated as part of the Orchard Pointe Comprehensive Development Plan. The applicant shall provide, within 15 days of this approval, an amended Table 1 titled "Orchard Pointe Development Parameters".

Adopted by the City Council of the City of Fitchburg this 24th day of November, 2009.


Linda Cory, City Clerk

Approved: December 1, 2009


Jay Allen, Mayor

Orchard Pointe

Comprehensive Development Plan

Amendment Six

PREPARED FOR

EZ Nesbitt LLC
c/o Tim Neitzel
Air Temperature Services Inc.
5301 Voges Road
Madison, WI 53718

PREPARED BY

JSD *Professional Services, Inc.*

• Engineers • Surveyors • Planners

161 Horizon Drive, Suite 101
Verona, WI

Project 08-3328 (T7)
October 19, 2009

Revised November 10, 2009 – to address City Staff Comments

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Attachments

- A. Orchard Pointe Amendment 6, Proposed Site Plan “ALDI Shops at Orchard Pointe, Lots 4 and 6 (Oct. 20, 2009)
- B. Table 1 Development Parameters (with Final Plat Lot #s) Revised
- C. Comparison Table Revised
- D. Annotated Orchard Pointe Plat (excerpt) illustrating proposed site plan and lot line adjustments

Introduction/ Chronology

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg in April 2006 after extensive public review and discussion. The CDP established the framework for the commercial development of approximately 120 acres located in the southwest quadrant of the McKee Road x Verona Road intersection.

The Plan addressed various development issues and established parameters for land use, zoning, public improvements, architectural character, traffic circulation, storm water management and open space preservation.

During the course of discussion on the CDP, the City and the property owners acknowledged that the sequence of development in this area would require revision and amendment in order to incorporate final building designs, property assembly, land uses, rezoning and land divisions that had not been completed or contemplated at the time of the initial CDP was approved.

This amendment is the sixth amendment of the CDP and focuses on Lots 3, 4, 6, and 8 of the Orchard Pointe Plat. This portion of Orchard Pointe comprises the frontage lots between Fitchrona Road and Hardrock Road and Lot 8 (Gold's Gym).

Orchard Pointe Chronology

2002 through 2005	General planning.
April 2006	Orchard Pointe Comprehensive Development Plan (CDP) approved.
July 2006	Rezoning of Orchard Pointe approved (Ord.# 2006-O-17) and (Ord.# 2006-O-18)
September 2006	Super Target Store site plan and land division approved.
January 2007	Orchard Pointe CDP Amendment One – Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road (Orchard Pointe II Preliminary Plat), and the Rezoning of McKee Road frontage easterly from Fitchrona Road approved (Ord.# 2007-O-05) Relating to Lots 1, 2, 3, 4 and 7 Orchard Pointe II Preliminary Plat.
January 2008	Orchard Pointe CDP Amendment Two – Relating to uses and open space for Phase One of <i>The Shops at Orchard Pointe</i> .
July 2008	Orchard Pointe CDP Amendment Three – Relating to uses and open space for Phase Two of <i>The Shops at Orchard Pointe</i> .

September 2008	Orchard Pointe CDP Amendment Four – Relating to the gross floor area permitted on Lot 1 of CSM 11969
December 2008	Orchard Pointe CDP Amendment Five – Relating to uses and development of <i>The Shops at Orchard Pointe 2</i> (Lot 3) and an amendment of the land uses allowed on Lot 8.
October 2009	Orchard Pointe CDP Amendment Six – Relating to uses and development of Lots 3, 4, 6 and 8.

Background

The initial Orchard Pointe CDP planned for the potential development of the McKee Road frontage as three separate sites that would stair-step down the slope from Fitchrona Road to Hardrock Road. At that time the anticipated uses included a restaurant at the Fitchrona Road corner (lot 3), a bank or credit union (lot 4), and office and retail uses at the Hardrock Road corner (lot 6). In December 2008, the City approved Amendment Five which, among other things, revised lot 3 permitted uses from Restaurant to Specialty Retail and Office.

As a result of the site planning discussion relating to Amendment Five, the owner began to explore development options for Lots 4 and 6 which could efficiently incorporate and accommodate the significant 53 foot grade change that exists between Lot 3 and Hardrock Road. These options included engineered landscape retaining walls, structural foundation walls (incorporating the grade change into building the building design), and constructing a decked parking structure. After a thorough evaluation, the owner determined that incorporating the grade differential into the structural foundation of a building was the most cost efficient and provided a potentially economically viable and marketable commercial site.

General Description

Amendment Six proposes the following development for the McKee Road frontage between Fitchrona Road and Hardrock Road

Lot 3 (previously approved)

- 17,000 GFA (square feet of Gross Floor Area) of Specialty Retail uses. This would be tenant spaces available to a variety of small retail, dining, service and office uses.
- Remove the 12,000 GFA of second floor office use because of weak market demand and owners conclusion that site development considerations (gradients and geotechnical limitations) do not permit the economical development of sufficient supporting infrastructure for parking.

Lot 4

- 3,000 GFA of Fast Food with drive-thru.

- Parking and customer entry to the 13,000 GFA of Specialty Retail uses located in the upper level of a two story building to be constructed on Lot 6.

Lot 6

- 17,000 GFA Discount Grocery occupying the lower level of the two story building.

Lot 8

- Change the 16,000 GFA Discount Grocery and 15,000 GFA Specialty Retail uses (approved in Amendment 4) back to the previously approved 31,000 GFA Medium Format Retail use since the grocery is now proposed to be located on Lot 6.

This amendment to the Orchard Pointe CDP is required to accommodate the proposed changes in land uses and lot sizes. The other aspects of the development along the McKee Road Frontage and Lot 8 will be consistent with the Orchard Pointe CDP, as amended, inclusive of the architectural guidelines, which continue to be applicable to this location.

Development parameters relating to zoning, building size, parking, open space, and traffic generation are summarized in Table 1 “Development Parameters”. See Attachment B.

Sequence of Development Approvals

1. CDP Amendment.
2. Conditional Use Permit for proposed use/tenants as needed.
3. Conditional Use Permit review of site plan and Architectural Review of individual development sites.

Land Use Development and Zoning

No changes are proposed in the Orchard Pointe CDP Land Use Plan and Zoning relating to the Lots 3, 4, and 6. These lots will be utilized for commercial purposes and will continue to be zoned as B-G Business General. Lot 8 will remain as B-H.

Note: The proposed discount grocery use on Lot 6 is shown on the site plan as occupying 16,697 square feet. In Table 1, this building area has been rounded up to 17,000 to accommodate any last minute design changes and to provide administrative flexibility.

Effect of the Proposed CDP Amendment Six

Attachment C is a table comparing the proposed Amendment Six with the development parameters of the currently approved CDP.

Parking. For purposes of this analysis the “upper” commercial area includes the business space and uses proposed on Lots 3 and 4, plus the retail spaces in the upper level of the building on Lot 6. This area therefore includes 30,000 SF of retail space and 3,000 SF of restaurant. City ordinance requires a **minimum** of 108 parking stalls for this “upper” area. A **maximum** of 144 surface stalls is permitted by the formula in the approved CDP (Note: the CDP parking maximum was established in order to limit the total impervious area and expansive parking lots that often accompanied commercial development. The proposed site plan shows 133 vehicle stalls and 24 bicycle stalls supporting the uses in this “upper” portion of this development phase.

In the “lower” area (lot 6). City ordinance requires a minimum of 63 parking stalls (presuming 90% of the 17,000 SF grocery use is devoted to customer sales). The CDP limits the maximum surface stalls for this use to 94 stalls. The site plan shows 84 vehicle stalls and 6 bike stalls for this “lower” area.

Note: A majority of the customer parking stalls for the grocery use are 10 feet by 20 feet in size which is larger than the typical stall dimension of 9 feet x 18 feet . This design standard is required by Aldi’s and provides for safer customer circulation and vehicle loading from shopping carts.

Traffic Generation and Circulation. The approval of the initial Orchard Pointe CDP included a provision that the projected traffic impacts of future land uses would need to be generally consistent with, **but could not exceed**, the vehicle trip generation projections which were included in the Traffic Impact Analysis report and supplemental information prepared by Strand and Associates, and RLK Engineering. These projections and the anticipated vehicle trips for the various uses and building sizes in Orchard Pointe have been included in Table 1 in order to monitor the potential impacts of this development.

The proposed changes in building size and land use do not exceed the projected traffic generation limitations established in the initial CDP.

Open Space Preservation. Orchard Pointe is required by the approved CDP to have at least 35% of the total area to be open space. This goal is achieved by the requirement that each lot, at a minimum, maintain at least 20% of its area as pervious open space, with additional open space provided in the permanently preserved non-developable outlots located throughout the development. It was anticipated in the Orchard Pointe CDP that as site plans are finalized, some lots may either be required to add additional area or to secure an “interest” in the permanently preserved open space in the designated outlots within the Plat in order to achieve the required 35% open space.

As drawn, the site plan proposed for this Amendment Six indicates that the development of these frontage lots will provide 50,082 SF (23.9%) of on-site open space. The owner will be securing an additional 23,187 SF of open space through an agreement with the owner of the Orchard Pointe outlots as has been the practice in previous phases of this development project.

Storm Water Management. This amendment does not propose any changes relating to the approved stormwater management design for Orchard Pointe. All of the lands in this portion of the project drain to the stormwater detention and infiltration basin located on Nesbitt Road. Consequently, these lots only need to satisfy City parking lot oil and grease treatment requirements.

OPEN SPACE SUMMARY

Orchard Pointe Lots 3, 4, 6, 7 and 8

Date: 10/20/2009

Lot No.	New Lot Size (sf)	On Lot Open Space Proposed Development (sf)	On Lot Open Space Future Development (sf)	35% Open Space Requirement (sf)	20% Required Open Space On-site (sf)	Area of Open Space Needed To Meet Proposed Development (sf)	Area of Open Space Needed To Meet Future Development (sf)	Location of Borrowed Open Space
3	72,414	15,172	15,172	25,345	14,483	10,173	10,173	Outlot 7
4	32,509	10,165	10,165	11,378	6,502	1,213	1,213	To be determined depending upon final site plan and agreement w/Wingra Stone
6	104,414	24,745	24,745	36,545	20,883	11,800	11,800	To be determined depending upon final site plan and agreement w/Wingra Stone
7	121,777	34,127	34,127	42,622	24,355	8,495	8,495	Existing Agreement w/Wingra Stone
8	362,280	116,690	101,690	126,798	72,456	10,108	25,108	Existing Agreement w/Wingra Stone

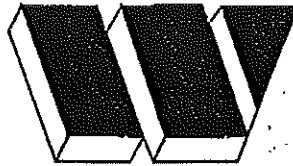
Notes

Outlot 7 is 10,918 sf
Existing Agreement w/Wingra Stone is for 34,701 sf of open space credits towards Lots 6, 7 and 8

41,789 56,789

**Comparison of Approved CDP and Proposed Amendment 6
Orchard Pointe Frontage Lots -- Fitchrona Road to Hardrock Road**

Development Parameter		Approved CDP (as of December 2008)		Proposed CDP Amendment		Notes and Description	
Land Use	Lot 3	Specialty Retail Second Floor Office * * depending on market and site	17,000 SF GFA 12,500	No Change Remove Second Floor Office	17,000 SF GFA 0		
	Lot 4	Specialty Retail	10,000	Fast Food with drive-thru	3,000	Change of use. Original CDP proposed a restaurant use on Lot 3	
	Lot 6	Specialty Retail Second Floor Office	13,550 10,000	Discount Grocery Specialty Retail	17,000 13,000	New use/tenant and increase in square footage Change of use. This would be upper level of building with entry(ies) toward the parking lot on Lot 4.	
	Lot 6 (part)	Discount Grocery Specialty Retail	16,000 15,000	Med. Format Retail	31,000	Grocery was moved to lot 6. Use replaced with previous designation for site	
Open Space		20% minimum on each lot 35% overall (possible arrangement to count portion of Outlots)		No change is proposed			
Parking		City Req'd MIN.	CDP MAX.	City Req'd MIN.	CDP MAX.	Note: Required City Parking Minimums for Retail Use is based on floor area devoted to retail sales. For this calculation however, 100% of Gross Floor Area is presumed to be devoted to retail sales unless specified in building plans Req'd Restaurant Parking is 6 stalls per 1000 GFA minimum	
Lot 3	Specialty Retail	57	56	Specialty Retail	57		56
	Second Floor Office * * depending on market and site	42	41				
Lot 4	Specialty Retail	33	33	Fast Food with drive-thru	18		45
Lot 6	Second Floor Office	33	33	Second floor Specialty Retail	43		43
	Specialty Retail	45	45	Discount Grocery	57		94
		210	208	175	238		
Provided by : Surface parking on Lot 3, 4 and 6 and a structure on Lot 4							
Lot 6 (part)	Discount Grocery	53	88	Med. Format Retail	103		124
	Specialty Retail	50	60				
		103	148				
Trip Generation		Afternoon Peak Hour Trips must be less than Cap established by Strand		No change is proposed			
Floor Area Ratio (FAR) (ratio of GFA to Lot Area)		0.25 to 0.28		No change is proposed			
Comparison of Proposed CDP Amendment and Proposed Site Plan							
		CDP		Site Plan			
Open Space	Total Site Area	Req'd 20% On-lot Minimum	Overall 35% Maximum	As shown on proposed Site Plan	Additional Area Needed	Proof that additional open space has been acquired will be provided	
Lots 3, 4, and 6	209,337 Square Feet	41,867	73,268	50,082	23,166 SF		
Parking	Use	Minimum	Maximum	As shown on proposed Site Plan			
Lots 3 and 4	30,000 SF of Specialty Retail and 3,000 SF Fast Food	118	144	133		Parking range is algorithm based on GFA	
	17,000 Discount Grocery	57 175	94 238	84		Parking range is algorithm based on GFA	
Lot 8	31,000 SF Med Format Retail	103	124	Not assessed since no site plan is proposed at this time			
Trip Generation		Traffic Generation Caps set by Strand Report		CDP Planning Parcels including Proposed Site Plan		Traffic projections are less than CDP Cap due to change in uses and GFA	
		PM Peak Hour Trips		PM Peak Hour Trips			
CDP Planning Parcel 200 Includes Lots 3 & 4		594		446			
CDP Planning Parcel 800 & 900 Includes Lot 6		742		708			
Floor Area Ratio (FAR) (ratio of GFA to Lot Area)		Lot Area				FAR does not exceed range set in CDP	



WINGRA STONE COMPANY

P.O. Box 44284, Madison, WI 53744-4284
(608) 271-5555 • Fax: (608) 271-3142

November 10, 2009

Mr. Thomas D. Hovel
City of Fitchburg
Administrative Office
5520 Lacy Road
Fitchburg, WI 53711-5318

Re: Open Space Agreement

Dear Tom:

I would again like to inform you that Wingra Stone Company has agreed to sell additional open space to Mr. Tim Neitzel. We understand this additional amount will satisfy the City's requirement for the improvements proposed on lots 4, 6 and 8.

Please contact me if you have any questions.

Sincerely,

Robert M. Shea

Wingra Stone Company
President

SEAL/SIGNATURE:

PLAY MODIFICATIONS:	DATE:
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SHEET TITLE:

SHEET NUMBER:



10,918 Square Feet
0.25 Acres±
ZONED: B-G

N01°49'21"E

L13
HARDROCK ROAD

File: J:\2008\08\07\01\06-028 covered room for 3,4,6 one window overlooking User: jpen Printed: Oct 20, 2002 - 8:02am Ref: 5

Orchard Pointe
Development Parameters

Comparison of Approved Comprehensive Development Plan and Proposed Amendment Six

Current Approved GDP (Including Amendments 1, 2, 3, 4, and 5)

Original GDP Reference	Final Plat CSM Lot	Amendment History (Unless noted)	Building Sls	Area (acres)	Zoning	ITE Code (Note 1)	Use	FAR Range	Reg'd Open-space credits	Projected Gross Floor Area (GFA)	Ratio of GFA to Acreage	Parking Spaces	Project #					Stand Projection	Net Difference		
							Approved and Built Approved Site Plan						Project #	Trk/Daily Traffic (1000 Units)	Weekly Average (1000 Units)	PM Peak (1000 Units)	Trk/Daily Traffic (1000 Units)				
100	Deer Creek Area																		580	124	122
				20.32	Commercial			0.25 - 0.35	20%	23,850	1,173	9%	215	13,864	580	124	122				
CSM 11999-1	Amend 5		1.50 B-G	512	Bank w/ drive-thru lanes	5,500	4.5	25	Lanes	411.17	1,645	51.08	204								
OP-1			1.51 B-G	512	Highway Restaurant	5,600	15.0	80	1000 GFA	127.15	712	10.92	51								
OP-2			2.11 B-G-CUP	814	Specialty Retail Center (small shops & restaurant uses)	15,000	4.5	81	1000 GFA	44.32	758	2.71	45								
CSM 11999-3			15.20 B-H-CUP	813	Large Scale Discount Store w/ grocery	15,500	4.5	700	1000 GFA	43.21	8,590	3.27	81								
200	Nezbl																		453	227	131
				11.30	Commercial			0.15 - 0.25	30%	10,000	885	4%	93	4,493	453	227	131				
Nezbl																					
OP-3	Amend 4		2.03 B-G	514	Specialty Retail Center (small shops)	17,000	3.3	56	1000 GFA	44.32	753	2.71	45								
OP-4	Amend 4		1.24 B-G	710	General Office (Publicly Sponsored)	12,500	3.3	41	1000 GFA	11.01	0	1.49	15								
OP-4	Amend 4		1.24 B-G	710	General Office (Publicly Sponsored)	12,500	3.3	35	1000 GFA	44.32	131	2.71	27								
Peterson																					
OP-5			TBD	870	Med Format Retail Store (Note 3)	20,000	4.0	60	1000 GFA	45.04	901	3.83	77								
			TBD	B-H	870	Med Format Retail Store (Note 3)	20,000	4.0	60	1000 GFA	45.04	901	3.83	77							
			TBD	B-H	870	Med Format Retail Store (Note 3)	25,000	4.0	120	1000 GFA	45.04	1,126	3.83	86							
			TBD	B-H	814	Specialty Retail Center (small shops)	13,500	4.0	54	1000 GFA	45.04	606	3.63	52							
			TBD		710	General Office (Publicly Sponsored)	7,000	3.3	23	1000 GFA	11.01	77	1.49	10							
300	Whitney																		274	226	117
				11.65	Commercial			0.25 - 0.35	20%	14,000	1,260	7%	126	7,374	274	226	117				
OP-12			TBD	862	Home Improvements Store	80,000	4.5	300	1000 GFA	29.80	2,354	2.43	186								
			B-H	814	Specialty Retail Center (small shops)	8,000	3.3	26	1000 GFA	44.32	355	2.71	23								
400	Whitney																		183	227	131
				2.70	Mixed Use Commercial/Office (small shops)	17,400	3.3	56	1000 GFA	44.32	753	2.71	45								
OP-10			TBD	576	B-G	6,300	3.3	20	1000 GFA	44.32	274	2.71	17								
			B-H	710	General Office	14,000	3.3	33	1000 GFA	11.01	176	1.49	14								
			B-G	931	Quality Restaurant	5,200	15.0	78	1000 GFA	89.95	806	7.46	35								
			B-G	220	20 Upper Story Dining Units	20	15.0	175	175	0.62	18										
500	Note: This parcel (500) was eliminated to accommodate Folsom Road realignment																				
600	Whitney																		183	240	135
				2.11	Commercial			0.25 - 0.35	20%	3,800	3,804	18%	183	3,804	183	240	135				
OP-13			TBD	2.13	B-H	851	Convenience Market (small shops)	3,800	3.3	13	1000 GFA	71.99	2,134	52.41	183						
700	Whitney																		91	77	50
				3.74	Mixed Use Commercial/Warehouse	17,400	3.3	56	1000 GFA	44.32	753	2.71	45								
OP-11			TBD	3.74	B-H	614	Specialty Retail Center (small shops)	6,000	3.3	20	1000 GFA	44.32	266	2.71	18						
			B-H	710	General Office	10,000	3.3	33	1000 GFA	11.01	110	1.49	13								
			B-H	150	Warehouse	14,000	0.5	7	1000 GFA	4.96	89	0.47	7								
800	Nezbl																		638	146	117
				12.88	Commercial			0.25 - 0.35	30%	14,925	1,260	8%	126	8,665	638	146	117				
OP-7			1	2.80	B-G	634	Coffee Shop w/ drive-thru	1,780	15.0	18	1000 GFA	409.12	868	34.64	81						
			1	B-G	832	Highway Restaurant	6,800	15.0	96	1000 GFA	127.15	626	10.92	71							
			1	B-G	614	Specialty Retail Center (small shops)	7,435	15.0	25	1000 GFA	44.32	758	2.71	23							
			2	B-G	932	Highway Restaurant	4,600	15.0	64	1000 GFA	127.15	272	10.92	49							
			2	B-G	614	Specialty Retail Center (small shops)	7,230	3.3	24	1000 GFA	44.32	219	2.71	20							
OP-8	Amend 3, 4		2	8.32	B-H-CUP	864	Discount Supermarket	16,000	5.5	88	1000 GFA	56.82	3,001	8.90	142						
	Amend 4		B-H	614	Specialty Retail Center (small shops)	15,200	4.0	60	1000 GFA	44.32	2	2.71	41								
	Amend 3		2	B-H	492	Highway Restaurant	46,000	4.0	180	1000 GFA	32.93	1,452	4.06	183							
OP-6			1.64	B-G	614	Specialty Retail Center (small shops)	13,550	3.3	45	1000 GFA	44.32	753	2.71	37							
			B-G	710	General Office (Publicly Sponsored)	10,000	3.3	33	1000 GFA	11.01	143	1.49	15								
1500	Luna Industrial																		431	461	4
				8.20	B-H	814	Specialty Retail Center (small shops)	21,000	3.3	20	1000 GFA	44.32	266	4.71	114						
			B-H	710	General Office	13,500	3.3	33	1000 GFA	11.01	165	1.49	22								
			B-H	150	Warehouse	23,000	0.5	15	1000 GFA	4.96	89	0.47	14								
1100	Whitney Plaza																		141	103	41
				3.30	Commercial			0.25 - 0.35	30%	43,000	1,260	8%	126	2,003	141	103	41				
OP-11			B-H	614	Specialty Retail Center (small shops)	53,000	3.3	85	1000 GFA	44.32	1,332	2.11	81								
			B-H	710	General Office	5,000	3.3	17	1000 GFA	11.01	55	1.49	77								
			B-H	932	Highway Restaurant	5,000	15.0	75	1000 GFA	127.15	636	10.92	53								
1200	Luna Industrial																		74	43	74
				6.11	Mixed Use Commercial/Warehouse	24,800	3.3	79	1000 GFA	44.32	1,054	2.71	82								
OP-14			B-G	614	Specialty Retail Center (small shops)	21,000	3.3	79	1000 GFA	11.01	165	1.49	22								
			B-G	710	General Office	14,000	3.3	33	1000 GFA	44.32	266	2.71	23								
			B-G	220	20 Upper Story Dining Units	14	15.0	175	175	0.62	18										
2000	Luna Industrial																		34	34	74
				2.54	Commercial			0.25 - 0.35	20%	9,000	3,804	18%	183	3,804	34	34	74				
OP-5			TBD	2.50	B-G	614	Specialty Retail Center (small shops)	9,000	3.3	30	1000 GFA	44.32	309	2.71	24						

